

150.0

0007

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
973,800 / 973,800
973,800 / 973,800
973,800 / 973,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WOLF STANLEY F	
Owner 2: WOLF JULIET A FUHRMAN	
Owner 3:	

Street 1: 52 GRAND VIEW RD

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WOLF STANLEY F-ETAL -

Owner 2: WOLF JULIET A FUHRMAN -

Street 1: 52 GRANDVIEW ROAD

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2578 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8677		Sq. Ft.	Site		0	80.	0.78	9									544,249						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8677.000	428,800	800	544,200	973,800		99583
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	99583
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	13:07:42
Print	
LAST REV	
Date	Time
06/15/18	11:39:45
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.19920

Total SF/SM: 8677

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 544,249

Spl Credit

Total: 544,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH						
Type:	6 - Colonial	Full Bath:	1	Rating:	Average							
Sty Ht:	2A - 2 Sty +Attic	A Bath:		Rating:								
(Liv) Units:	1	3/4 Bath:	2	Rating:	Good							
Foundation:	1 - Concrete	A 3QBth:		Rating:								
Frame:	1 - Wood	1/2 Bath:		Rating:								
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:								
Sec Wall:		OthrFix:		Rating:								
Roof Struct:	1 - Gable											
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Good							
Color:	TAN	A Kits:		Rating:								
View / Desir:		Fpl:	1	Rating:	Average							
GENERAL INFORMATION		WSFlue:		Rating:								
Grade:	C+ - Average (+)	CONDOS INFORMATION										
Year Blt:	1930	Eff Yr Blt:	Location:									
Alt LUC:		Alt %:	Total Units:									
Jurisdict:	G4	Fact:	Floor:									
Const Mod:		% Own:										
Lump Sum Adj:		Name:										
DEPRECIATION												
Pct. Sust. DR. Curr. 10%												
INTERIOR INFORMATION												
Pct. Sust. DR. Curr. 10%												
RESIDENTIAL GRID												
1st Res Grid Desc: Line 1 # Units 1												
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					
REMODELING												
RES BREAKDOWN												
Exterior:	No Unit	RMS	BRS	FL								
Interior:	1	7	3									
Additions:	2001											
10 9 EFB ₄ 11												

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

Make:

odel:

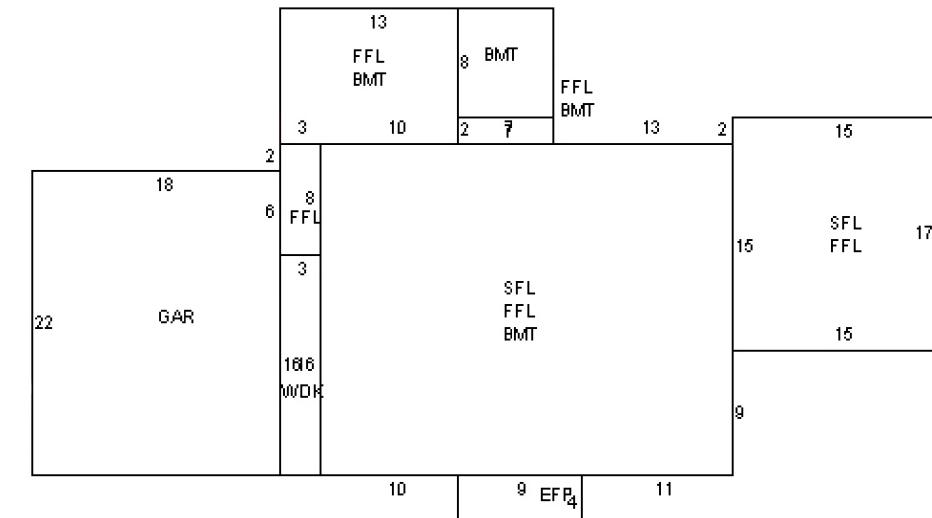
Serial #

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X15	A	AV	2010	4.17	T	7.2	101			800			800

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
FFL	First Floor	1,143	147.440	168,528	BMT	100	FLA	50	A	
SFL	Second Floor	975	147.440	143,757						
BMT	Basement	920	60.820	55,955						
GAR	Garage	396	21.100	8,355						
WDK	Deck	48	15.840	760						
EFP	Enclos Porch	36	71.870	2,587						
Net Sketched Area:		3,518	Total:		379,942					
Size Ad	2118	Gross Area	3518	FinArea	2578					

SUB AREA DETAIL

